PARTICIPATING LENDER	RS PHONE	PARTICIPATING LEN
dobe Mortgage		Mortgage Capital Fur
Beau Beddow	707-469-1234	Kristin Hickerson
Glenn Beddow	707-469-1234	
		NorCal Home Loans
All Homes Realty & Financial		Nolan Solano
Kathryn Patterson	707-628-3022	Sue Rico
llied Financial		Provident Mortgage
Don Farl	000 740 7774	George Kalis
Don Ean	888-719-7774	0.0.90
Big Valley Mortgage		PHH Mortgage
Kristine Farnsworth	707-455-7070	Tiffany Kiefer
Juan Selden	415-246-5258	•
Juan Jeluen	T10-270-3230	Rapisarda Home Loa
R Funding		Joe Rapisarda
Roger Studebaker	707-864-3368	
3		Sky Valley Mortgage
Oowntown Lending Grou	n	Mitchell Chernock
Leonard Gianno	707-249-6222	Jean Willis
Loonard Glarino	101 210 0222	Jean Willis
nvoy Mortgage		Solano Lender
Christina Baird	707-738-9962	Chuck Norris
Karen McNeil	707-398-4442	
		Solano Mortgage
irst Priority Financial		Joseph Alvarez
Wendi Lucas	707-426-4662	Terri Alameda
Steve Case	707-421-1001	Denise Thomas
uild Mortgage		Travis Credit Union
Lori Milch	707-718-0787	Linda Gabel
		Everett Garrick
olden Home Loans		
Carolyn Holden	707-421-8490	Vaca Valley Mortgage
_ynell Holden	707-208-6897	Sonia McClellin
.S. Wellington Internatio	nal	Wards Realty and Lo
Ramon Santos	707-427-1400	Anthony Ward
Ramon Gantos	101-721-1400	Anthony Walu
Kappel and Kappel		Wells Fargo
Belinda Dawson	707-447-3400	Michelle Lee Tannlund
Tom Duncan	707-344-1400	Araceli Morales
		Monica Aston
lission Hills Mortgage		Please call 707-428-74
5 5 ·		Lenders

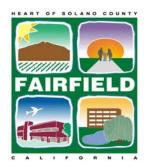
PHONE 707-678-2800 707-454-2088 707-254-2 081 707-759-5129 707-301-1160 707-448-4221 707-745-9600 707-745-9600 707-631-9721 707-816-9795 707-449-4777 707-449-4777 707-689-0134 707-469-1742 707-451-7900 707-425-9066 510-706-4777 707-365-3420 707-344-0677 ditional Participating

OF COMMUNITY RESOURCES

Affordable Housing

Fairfield Neighborhood **Stabilization Program**





❖ City of Fairfield ❖

Program Requirements

Overview

The City of Fairfield operates the Fairfield Neighborhood Stabilization Program (NSP) to revitalize neighborhoods in our community most affected by the foreclosure crisis.

Assistance is provided to eligible home buyers to:

 Acquire properties that have been rehabilitated through the City's Builder-Developer Acquisition and Rehabilitation Program

Maximum Loan Amounts

The amount of the buyer's loan will not exceed the amount required for the approved transaction. However, in no case will it exceed the guidelines for the assistance program:

 Up to \$50,000 for down payment and closing cost assistance for acquisition of a Builder- Developer property.

Loan Structure

The loans carry 0% interest rate. Payments are deferred, and may be forgiven after 15 years. There is no prepayment penalty on the loan.

Owner Occupied Properties

Participants must occupy and maintain the home as their primary residence. Buyers need not be first time homebuyers, but may not own existing property upon purchase of a home using NSP funds.

Income Limits

Participants must have a household income which is less than or equal to 120% of the area's median income. The current income limits are:

Household Size	Max. Income*	
1	\$66,550	
2	\$76,050	
3	\$85,550	
4	\$95,050	
5	\$102,650	
6	\$110,250	
7	\$117,850	
8+	\$125,450	

Homebuyer Education

All participants must complete an 8-hour homebuyer education class prior to submitting a NSP application. As needed, each buyer may be required to attend individual counseling sessions and post-purchase counseling.

Program Structure

Credit Requirements

The buyer must have good credit. As a general rule, this means no more than three late payments and no bankruptcies during the last two years. Alternate credit is acceptable. For additional information, call (707) 428-7468.

Participating Lenders/ Real Estate Agents

The buyer must obtain loan funding through participating lenders. Any real estate agent representing the buyer must also be a participating real estate agent.

Properties

The properties in this program were purchased as foreclosures directly from the lending institutions. They are being completely rehabilitated and modernized.

As these properties are completed, preapproved borrowers will receive a seven day "first look," prior to the property being listed to the general public.

Additional properties will be purchased by the builder-developers as funds are recycled until the grant ends in September 2011...

First Steps

- A prospective borrower must attend a first time homebuyer's education class and obtain a completion certificate prior to submitting an application for the NSP.
- 2. To obtain a schedule of upcoming homebuyer's education classes, visit www.fairfield.ca.gov or call (707) 428-7468.
- A prospective borrower/purchaser must initiate the loan reservation and approval process with a lender who has also taken program training provided by the City of Fairfield.



For additional information: (707) 428-7468 emlow@fairfield.ca.gov http://www.fairfield.ca.gov



Disabled and minorities are strongly encouraged to apply.

^{*}Incomes are adjusted annually.